



The City of Seattle  
**Landmarks Preservation Board**

Mailing Address: PO Box 94649, Seattle WA 98124-4649  
Street Address: 600 4th Avenue, 4th Floor

**STAFF REPORT**

LPB 308/21

**Property Name:** Battelle Memorial Institute / Talaris Conference Center

**Address:** 4000 NE 41<sup>st</sup> Street

**Features and Characteristics for which a Certificate of Approval is required:**

The site and the exteriors of the buildings; per the Report on Designation (LPB 742/13).

**Summary of proposed changes:** Proposal for perimeter fencing to include the following, as identified in Alternative #2:

- 1) Maintain the 4' tall black chain-link fencing and gates at the NW corner of the site, that were installed in 2013.
- 2) Maintain the 6' tall bare galvanized chain-link fencing and gates extending across portions of the north and west edges of the property, that were installed in 2019.
- 3) Remove the 6' tall bare galvanized chain-link fencing and gates on the south edge of the property and wrapping around the SE corner of the site, that were installed in 2019.
- 4) Modify the 4' tall black chain-link fence and gates at the south edge of the property and wrapping around the SE corner of the site, that were installed in 2013; increasing the height of all components from 4' to 6' tall, as submitted.

**Background:**

In September 2020, the Landmarks Board denied a retroactive Certificate of Approval application for additional perimeter fencing that was installed in November 2019. The owner/applicant filed an appeal to the Hearing Examiner and the case was heard in January 2021. The Hearing Examiner issued a decision in April 2021, upholding the requirement for a Certificate of Approval, and remanding the application to the Architectural Review Committee (ARC) to discuss alternatives that could potentially meet the needs of both the owner and the Board.

The ARC heard a briefing on alternatives at their meeting of June 11, 2021. Five Board members were in attendance. Mr. Kiel recused himself. Ms. Johnson, Ms. Wasserman, Mr. Rodezno, and Mr. Coney offered feedback on the three options, and each of them concluded that Alternative #2 appeared to be a reasonable option. The owner/applicant submitted a Certificate of Approval application to reflect the scope of work shown in Alternative #2.

### **PROPOSED MOTION FOR APPROVAL**

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the alterations to the proposed perimeter fencing identified as Alternative #2, at the Battelle Memorial Institute / Talaris Conference Center, 4000 NE 41<sup>st</sup> Street, as per the attached submittal.

### **EXPLANATION AND FINDINGS**

This action is based on the following:

1. With regard to SMC 25.12.750 A, *the extent to which the proposed alteration or significant change would adversely affect the features or characteristics described in the Report on Designation (LPB 742/13).*
  - a. While the modified fencing on the south and east sides of the property remains visible, the black finish makes the fence less visually obtrusive.
  - b. While the bare galvanized fencing at the north and west sides of the property is visually prominent, this part of the designated site is more hidden from the public's view.
2. With regard to SMC 25.12.750 B, *the reasonableness or lack thereof of the proposed alterations or significant change in light of other alternatives available to achieve the objectives of the owner and the applicant.*
  - a. The owner/applicant showed the ARC alternatives to relocate the bare galvanized chain-link fencing on the south side of the property, but these solutions did not mitigate their impact on the appearance of the designated site.
  - b. Increasing the height of the existing black fence on the south and east sides of the property appears to be a reasonable means of improving security, in lieu of installing additional lines of fencing at the same portion of the site.
3. The factors of SMC 25.12 .750 C, D and E are not applicable.
4. The proposed work as presented is consistent with the following Secretary of Interior's Standards for Rehabilitation as listed below (*or cite other applicable standards*):

*Standard #9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

*Standard #10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

5. The removal of the 6' tall bare galvanized chain-link fencing and gates on the south and east sides of the property, shall be completed within 45 days of the issuance of the Certificate of Approval.